

IMPORTANT NOTICE
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.leasebusinesspremisses.co.uk

Asbestos Regulations
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

Energy Efficiency Rating	
Current	Potential
76	76

England & Wales
EU Directive
2002/91/EC



- ATTENTION INVESTOR LANDLORDS - TENANT IN SITU
- Open Plan Kitchen/Living Room with Small Balcony
- En Suite Shower Room & Bathroom
- Undercover Allocated Parking Space
- No Onward Chain
- Immaculate First Floor Two Bedroom Apartment
- Stylish Contemporary Kitchen
- Under Floor Electric Heating & PVCu Double Glazing
- EPC Rating C
- Desirable Location Close to Town Centre



Situation

Situated within the centre of the historic and picturesque town of Bradford on Avon which offers a full range of amenities including a health centre, library, swimming pool, local fresh produce markets, many popular pubs, restaurants, cafés and delicatessens. Having the river Avon running through and surrounded by beautiful countryside the town also benefits from a central railway station having direct access to the cities of Bristol, Bath, Salisbury and London. The world heritage city of Bath is approximately six miles away and offers an excellent range of shopping, restaurants, cafes and wine bars among plenty of cultural activities including well respected music, festivals and Bath Royal Theatre.

The County Town of Trowbridge is only a short distance away and has benefitted from significant development over the few years. Local amenities include a railway station, a good range of schooling for all ages, shopping, restaurants and leisure facilities including a multi-screen cinema and sports centre. Trowbridge offers an abundance of parking opportunities and excellent access to all the town has to offer.

Description

An excellent investment opportunity of a tenanted two bedroom apartment within the highly sought after and award winning Kingston Mill development completed in 2011. A mix of new build, conversions, residential and commercial including an on-site supermarket in this higher attractive setting alongside the river Avon. Grist Court is also centrally located and is a very short walk from the town centre and railway station.

This immaculate first floor apartment has been updated by the current owner and boasts a high specification finish from the fitted kitchen to the under floor electric heating with individual room thermostat controls. With secure communal entrance and lift to all floors, the apartment further benefits from a small balcony off the living area overlooking an area of the development towards Bridge Yard and the river. The accommodation includes a well planned entrance hallway, large airing cupboard, open plan kitchen/living room, main bedroom with fitted wardrobe and en suite shower room, second bedroom and bathroom. The property further benefits from an undercover parking space nearby to the communal entrance door.

The property is currently tenanted under a 12 month agreement which commenced November 2023. The monthly rent being achieved is £975pcm. The tenant would like to remain in situ long term.

No Onward Chain.

Accommodation

Communal Entrance

Having a secure entrance door with residents intercom system. Communal stairs and lift to all floors.

ON THE FIRST FLOOR

Entrance Hallway

Secure entrance door. Wall mounted intercom door phone. Large airing/storage cupboard housing the hot water tank.

Open Plan Kitchen/Living Room

13'8" x 16'9" (4.18 x 5.13)

Kitchen Area

Updated kitchen with matching wall and base units with square edge worktops and uplifts.

Integral appliances include a fridge freezer, electric cooker and hob with extractor fan above. Freestanding washing machine. Vinyl flooring. Ceiling mounted air vent.

Living Area

PVCu double glazed window to the side. PVCu french doors opening to a small balcony.

Bedroom One

10'2" x 9'4" (3.10 x 2.87)

PVCu double glazed window to the side. Built in double wardrobe with sliding doors.

En Suite Shower Room

6'11" x 2'10" (2.13 x 0.88)

With a white suite comprising single shower cubicle, wash hand basin and WC. Tiled splashbacks and wall mounted mirror. Ceiling mounted extractor fan.

Bedroom Two

10'4" x 7'1" (3.17 x 2.18)

Two PVCu windows to the side.

Bathroom

6'11" x 5'7" (2.12 x 1.72)

With a white suite comprising bath, wash hand basin and WC. Part tiled walls. Ceiling mounted extractor fan.

Externally

Parking

One undercover allocated parking space.

Tenure

Leasehold 150 years from 16 December 2011

There is an annual Service Charge payable 6 monthly - £504.76 01/10/23 - 31/03/24
There is also an annual Insurance Charge of £304.19 01/07/23 - 30/06/24

Ground rent of £392 per annum

Lettings

The property is currently tenanted under a 12 month fixed term agreement that commenced 9th Nov 2023. Monthly rental £975pcm. The apartment is currently under single occupancy and the tenant is looking to remain long term.

Council Tax

The property is in Band C with the amount payable for 2024/25 being £2164.54

Services

Main services of electricity, water and drainage are connected. Central heating is from underfloor heating heating with individual room thermostat controls.

Viewings

To arrange a viewing please call 01225 341504 or email trowbridge@chasebuchanan.co.uk

Code

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